



Offers Over  
**£170,000**

## 27 Pentland Avenue

Gorebridge | Midlothian | EH23 4PG

This generously proportioned and bright main door lower villa with private gardens to front and rear, is quietly situated in a residential area offering lovely open views across the countryside and is close to fantastic local amenities and commuting links.

-  3 Bedrooms
-  1 Public room
-  1 Shower room
-  Private gardens
-  On-street parking
-  EPC rating - C
-  Council tax band – B



## Description

In brief the stylish accommodation comprises; welcoming entrance hallway with deep built-in storage cupboard, fantastic sized reception/dining room with twin-windows providing excellent natural light and lovely open views, modern fitted kitchen with door providing direct access to the rear, light and airy principal bedroom with built-in storage, two further well proportioned double bedrooms and shower room with walk-in shower. Further benefits include gas central heating and double glazing.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

There is a generous sized private garden located to the rear of the property together with a further section of private garden to the front. Ample on-street parking can be found to the front of the property.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

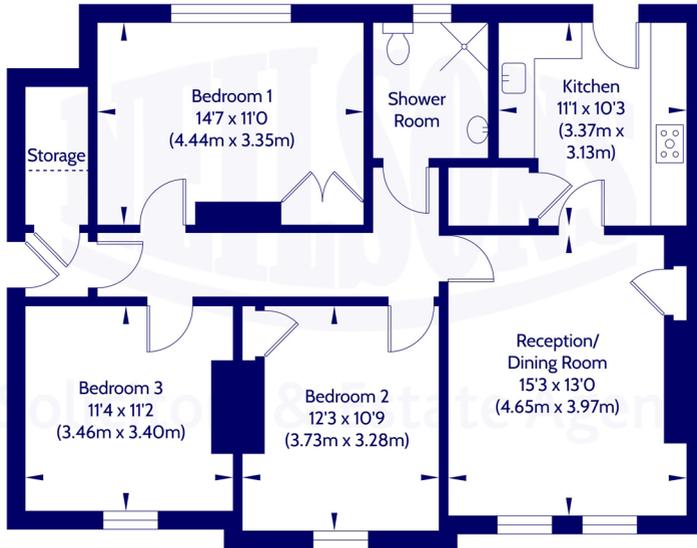
Gorebridge is an active and thriving community situated in the county of Midlothian, some 10 miles from Edinburgh. The area is surrounded by open countryside yet has excellent amenities serving everyday needs and is well placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. Frequent bus services provide access to Edinburgh and surrounding districts and the local train station is close at hand and provides speedy journeys to Edinburgh & the Scottish Borders. Schooling is well served in the area and surrounding towns and the delightful open space of Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses with Gorebridge having its own Leisure Centre.





Approx. Gross Internal Floor Area 87 Sq M / 935 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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